



## 15 Temple Court, Richmond.

Offers in the region of £94,000

Immaculate throughout, this very impressive first floor flat offers well laid out, one bedroomed accommodation which is presented to the highest of standards. Forming part of this established courtyard development, it is set around a central garden area, and is located a short walk from the town center. Offered CHAIN FREE, an internal inspection is essential.

Entrance Hall – Living Room – Kitchen – Bedroom – Bathroom

Greyfriars 15 King Street Richmond North Yorkshire DL10 4HP

# 15 Temple Court, Richmond

## **Communal Entrance**

The communal entrance and stairwell only serves two flats.

## **Entrance Hall:**

Accessed via a upvc half glazed entrance door, the hallway has a tiled floor and a radiator.

## **Living Room:**

4.23m x 3.28m (13'11" x 10'9")

Immaculately presented, the living room provides space for a dining table and features a modern style fireplace with marble hearth and gas fire, two upvc double glazed windows overlooking the central gardens, a TV aerial point and radiator.



## **Kitchen:**

2.67m x 2.33m (8'9" x 7'8")

Fitted with a range of modern wall and base units with laminate worksurfaces. Integrated into the units are a one and a half bowl sink and drainer with a flexible tap over, an electric oven, electric hob, extractor and an under counter fridge. There is plumbing for a washing machine, a modern style radiator and a upvc double glazed window to the rear.



## **Bedroom:**

3.20m x 2.69m (10'6" x 8'10")

A double bedroom having a radiator, two upvc double glazed windows and a large walk in wardrobe with shelving.



## **Bathroom:**

2.09m x 1.29m (6'10" x 4'3")

Having a white suite which includes a panelled bath with electric shower over, a low level wc and a pedestal wash hand basin. The walls and floor are tiled and there is an extractor fan, heated towel rail and a upvc double glazed window.



## **Additional Information**

To the communal landing there are three useful stores, one of which houses the gas central heating boiler. The postcode is DL10 4RA and we are advised that the Council Tax Band is A.

The property is leasehold. It is subject to a 125 year lease, dated 1<sup>st</sup> June 1983. The property is Leasehold. It is subject to a 125 year Lease, dated 1st June 1983. There is a service charge payable for the property annually, which includes buildings insurance, ground rent and maintenance and upkeep of the exterior of the building and communal areas. For the year 2017/2018, this was £111.53.

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.

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